

MAPLE RV PARK  
11891 FM 1409  
DAYTON, TX

info as of 5/30/2024

DESCRIPTION:

- 25 RV pads with room to add an additional 8
- New septic system & 2 new water wells
- Outside of all flood zones
- 3 Park owned RVs & 2 park owned mobile homes
- Laundry Building with full bathroom/bedroom
- 10 min away from ExxonMobil, Chevron Phillips, & many other petrochemical industrial facilities, Mt. Belvieu city

**PROPERTY FACTS:**

No. Units	est. 23 + 2 Mobile home
Property Type	Multi family
Property Subtupe	Manufactured Housing/Mobile Home
Building Class	C
Lot Size	2.52 AC
Building Size	25,000 SF
Average Occupancy	50%
No. Stories	1
Year Built/Renovated	1995/2022
Laundry Facilities	with full Bathroom and Bedroom

## MORE DETAILS

Current County appraisal is approx. \$750K  
2 Mobile homes: tenant paid their own electric bill

### **Improvements**

1. Completed remodeling Laundry room with full bathroom and bedroom for onsite manager 2022
2. Drainage swells around the perimeter 2022
3. front fence 2022
4. Night time light 2022
5. a long term tenant remained
6. 2 mobile home had been remodeled inside plus roof redo 2023

### **Future plan for income generating:**

1. Rental storage space (dividing the space storage in the back of the lot)
2. Deploying a tiny home on wheel on the left side of the park for long term tenants
3. Opening up the laundry room to public

1<sup>st</sup> Left Mobile Home Remodeled



## 2 Mobile Homes



Repaired Roof



2<sup>nd</sup> Mobile Home Remodeled



Barn Unit Bedroom and Bathroom

